178.0	0005	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	708,700	/	708,700
USE VALUE:	708,700	/	708,700
ASSESSED:	708,700	/	708,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
310		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PORCARO RICHARD J/ TRUSTEE
Owner 2:	RICHARD J PORCARO FMLY REVOCA
Owner 3:	
Street 1:	310 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PORCARO RICHARD J -
Owner 2:	-
Street 1:	310 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1726 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5658.000	292,600	3,300	412,800	708,700
Total Card	0.130	292,600	3,300	412,800	708,700
Total Parcel	0.130	292,600	3,300	412,800	708,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.60 | /Parcel: 410.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120568
GIS Ref
GIS Ref
Insp Date 06/29/18

!13984!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,600	3300	5,658.	412,800	708,700		Year end	12/23/2021
2021	101	FV	283,900	3300	5,658.	412,800	700,000		Year End Roll	12/10/2020
2020	101	FV	284,000	3300	5,658.	412,800	700,100	700,100	Year End Roll	12/18/2019
2019	101	FV	224,300	3300	5,658.	412,800	640,400	640,400	Year End Roll	1/3/2019
2018	101	FV	232,800	3300	5,658.	347,900	584,000	584,000	Year End Roll	12/20/2017
2017	101	FV	232,800	3300	5,658.	318,500	554,600	554,600	Year End Roll	1/3/2017
2016	101	FV	232,800	3300	5,658.	271,300	507,400	507,400	Year End	1/4/2016
2015	101	FV	220,100	3300	5,658.	235,900	459,300	459,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:06:41

LAST REV

Date	Time
12/01/20	10:39:49

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13984

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PORCARO RICHARD	57418-136		9/9/2011	Convenience	1	No	No		
	10643-217		9/10/1964			No	No		N

USER DEFINED

Prior Id # 1:	120568
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2012	1439	Re-Roof	2,229	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	Meas/Inspect	CC	Chris C
4/26/2013	Info Fm Prmt	EMK	Ellen K
4/26/2013	Info Fm Prmt	EMK	Ellen K
10/16/2008	Meas/Inspect	345	PATRIOT
10/16/2008	Meas/Inspect	345	PATRIOT
12/22/1999	Meas/Inspect	163	PATRIOT
7/12/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5658		Sq. Ft.	Site		0	70.	1.04	7									412,817						412,800	

Total AC/HA:	0.12989	Total SF/SM:	5658	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	412,817	Spl Credit		Total:	412,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97511721
Adj $ / SQ:	171.133
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359490
Depreciation:	66865
Depreciated Total:	292625

COMMENTS

OF=SINK BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

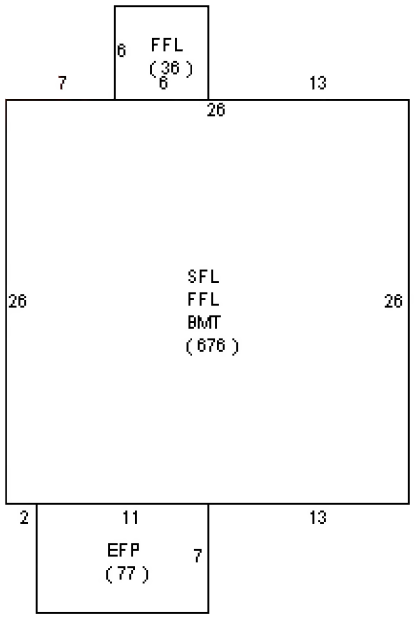
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.13
Special Features:	0	Val/Su Net:	136.67
Final Total:	292600	Val/Su SzAd	210.81

SKETCH



Sum Area By Label :
SFL = 676
FFL = 712
BMT = 676
EFP = 77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	712	171.130	121,847
BMT	Basement	676	59.550	40,259
SFL	Second Floor	676	171.130	115,686
EFP	Enclos Porch	77	61.020	4,699

Net Sketched Area:	2,141			Total:	282,491
Size Ad	1388	Gross Area	2141	FinArea	1726

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc